

# Development Planning

By  
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# Goals

- Conformance with the Comprehensive Plan
- Provision of adequate public services including public water and sewer, electricity, and police and fire protection to land to be developed
- Prevention of leap frog and scattered development
- Protection of Lake Springfield and Hunter Lake, the area's public water supply
- Prevention of development on unsuitable land

# Goals

- Provision of a safe and efficient street network
- Prevention of premature conversion of agricultural land
- Prevention of agricultural/residential conflicts
- Conservation and protection of natural resources
- Prevention of unauthorized development in or filling of the 100 year floodplain
- Establishment of lots that are of practical size and shape

# Land Subdivision Committee

- Technical Review Group
  - Public agency's
  - Citizens
  - Utility providers
  - Planning Commission officers
  - SSCRPC Staff (Reviews the submittals and advises the committee)
- Current representation includes
  - City Engineer, County Engineer, City Traffic Engineer, City Zoning Administrator, CWLP Water Division and Electric Division, County Health Department, Sanitary District, Park District, City Fire Department, Citizen

# Land Subdivision Committee

- The membership provides expertise on the availability and adequacy of infrastructure, zoning, compliance with the comprehensive plan and overall planning goals
- A recommendation will be based on the compliance or noncompliance of the Land Subdivision Ordinance

# 2008 LSC Meeting Dates

- January 3
- February 7
- March 6
- April 3
- May 8
- June 5
- July 3
- August 7
- September 4
- October 2
- November 6
- December 4

- Conventional Subdivision

- Large Scale Development

# Conventional Subdivision

- Location and Sketch Map
- Preliminary Plan
- Final Plat

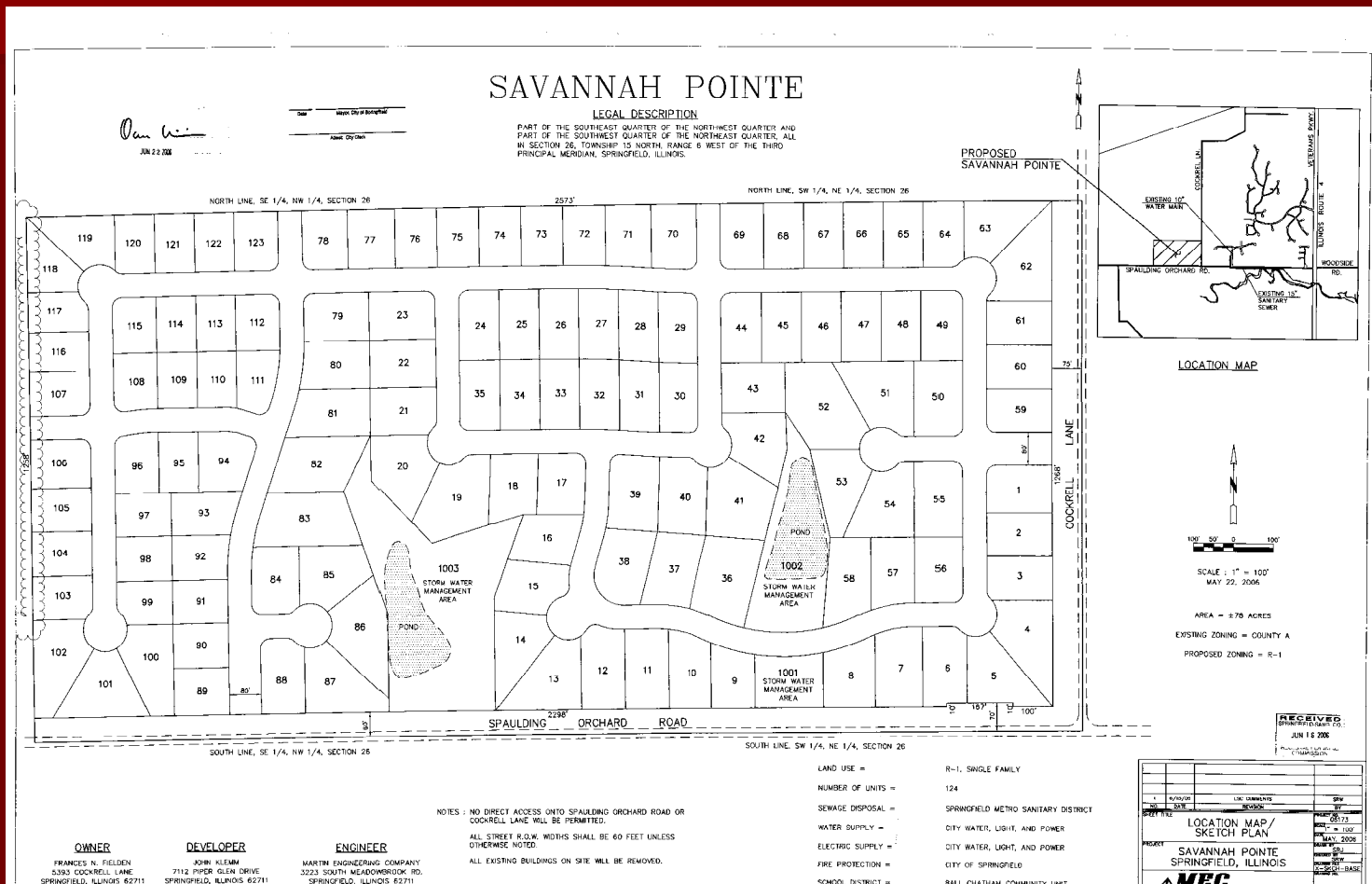


# Location and Sketch Map

## ■ Purpose

- To determine the suitability of the site for subdividing and subsequent development
  - Suitability shall be measured by
    - Conformance with the comprehensive plan
    - Effect on natural resources and natural systems
    - Ability to provide adequate essential services to the site
    - Conformance with the goals

# Location and Sketch Map



# Streets

- Suitability of existing streets for access into the proposed subdivision
  - The pavement has the equivalent strength to carry a fire truck
  - The paved street is at least 20' wide with a road bed of 24'
  - The street is constructed of all weather material

# Arterial Roadway Network Plan



## Right-of-Way Width

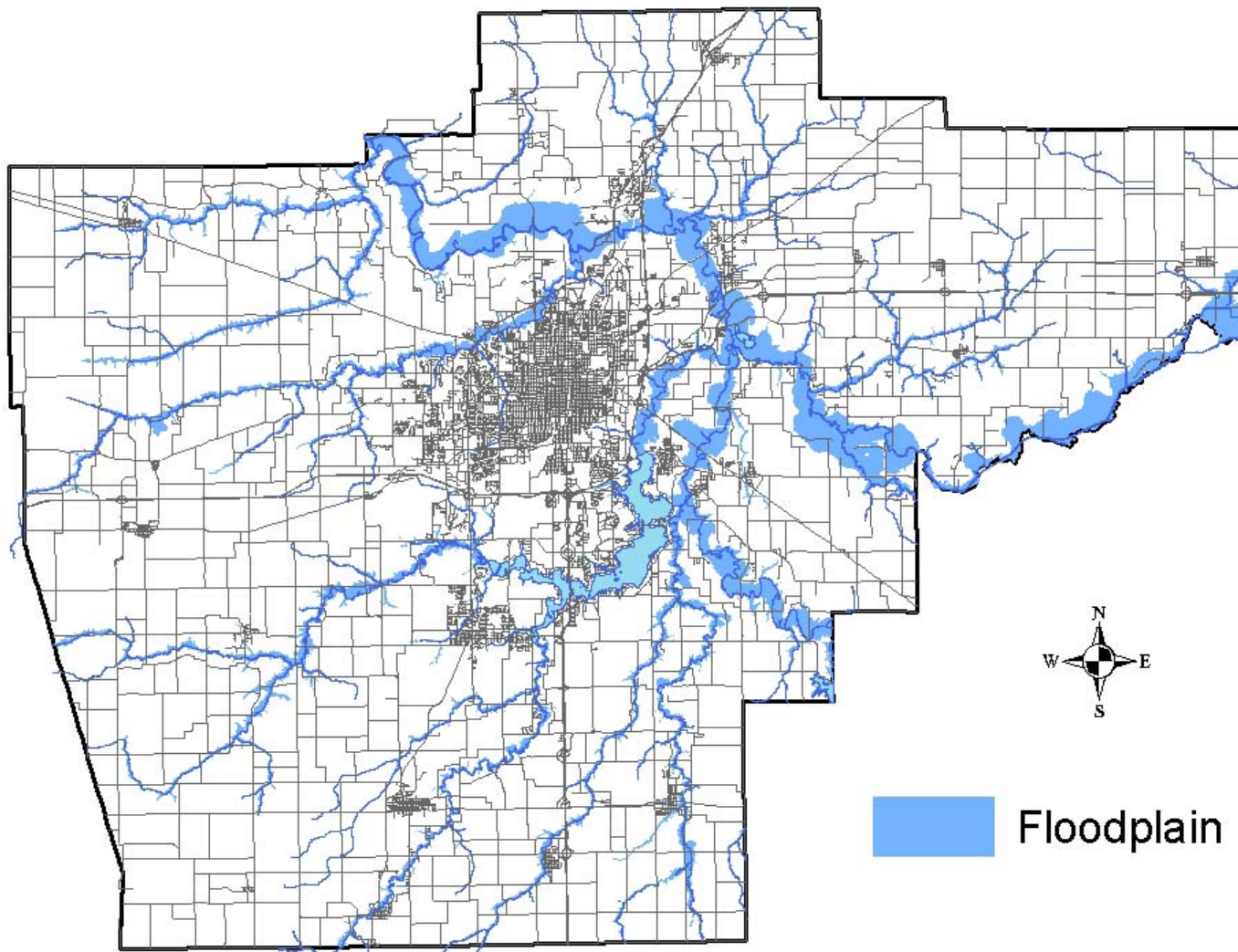
- Major Arterial 120'-210'
- Minor Arterial 80'-100'
- Collector Street 60'
- Local Street 50'
- Alley 20'
- Existing Township Road 80'
- Proposed Township Road 70'

# Sewage Disposal

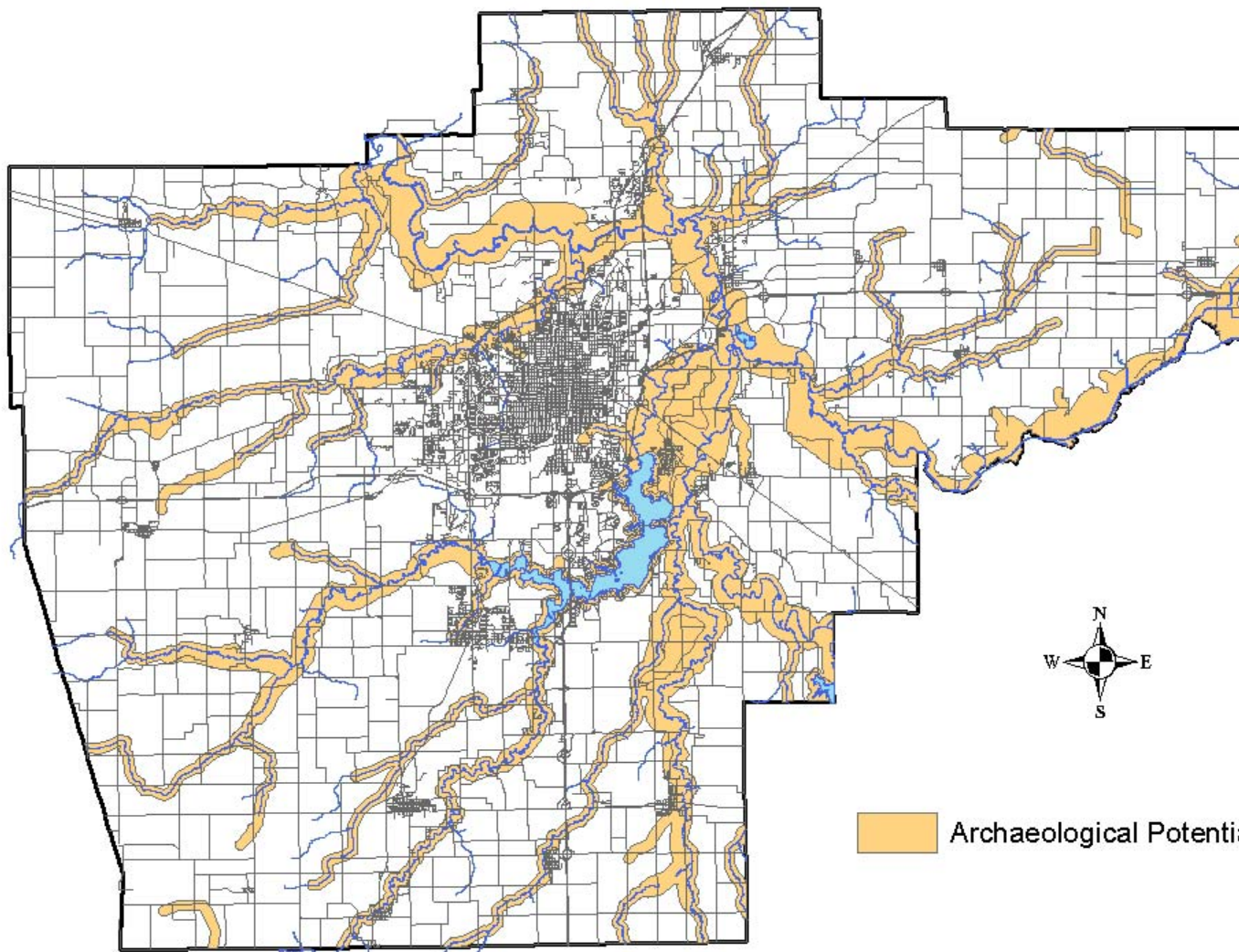
- What constitutes a suitable development
  - Sanitary sewer service provided by the Springfield Metro Sanitary District shall be the preferred method
    - Connection to a trunk is imminent -Sanitary sewers shall be installed by the subdivider for future service to each building site
  - On-site sewage disposal facilities can and will be provided
    - Depending on environmental factors

# Water Supply/Fire Protection

- Sufficient water capacity shall be provided
  - There shall be a system of water mains with potable water and fire flows adequate for fire fighting purposes
  - Private wells may be permitted for development outside the city if the developer can demonstrate it is not feasible to extend water mains to the land proposed to be subdivided

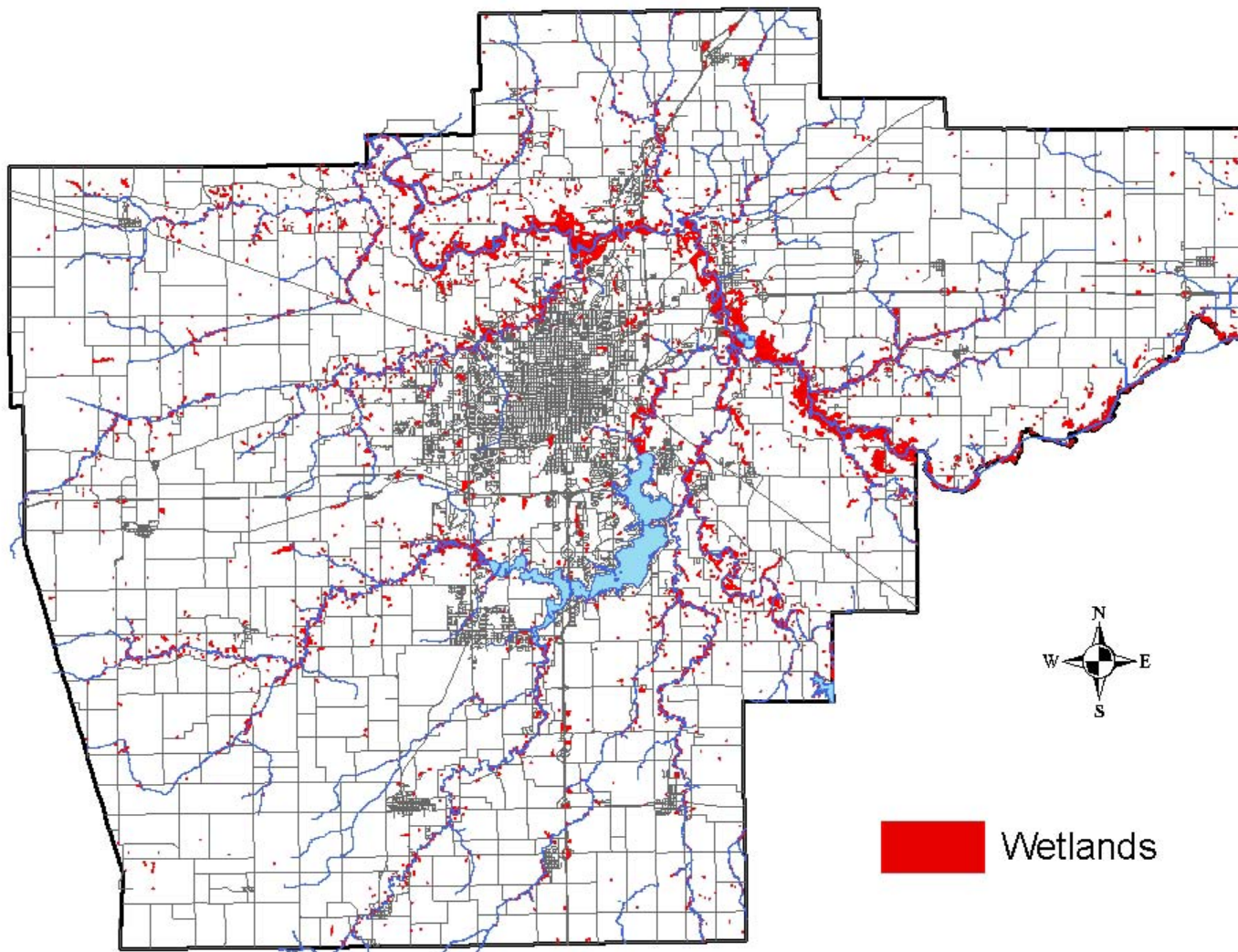




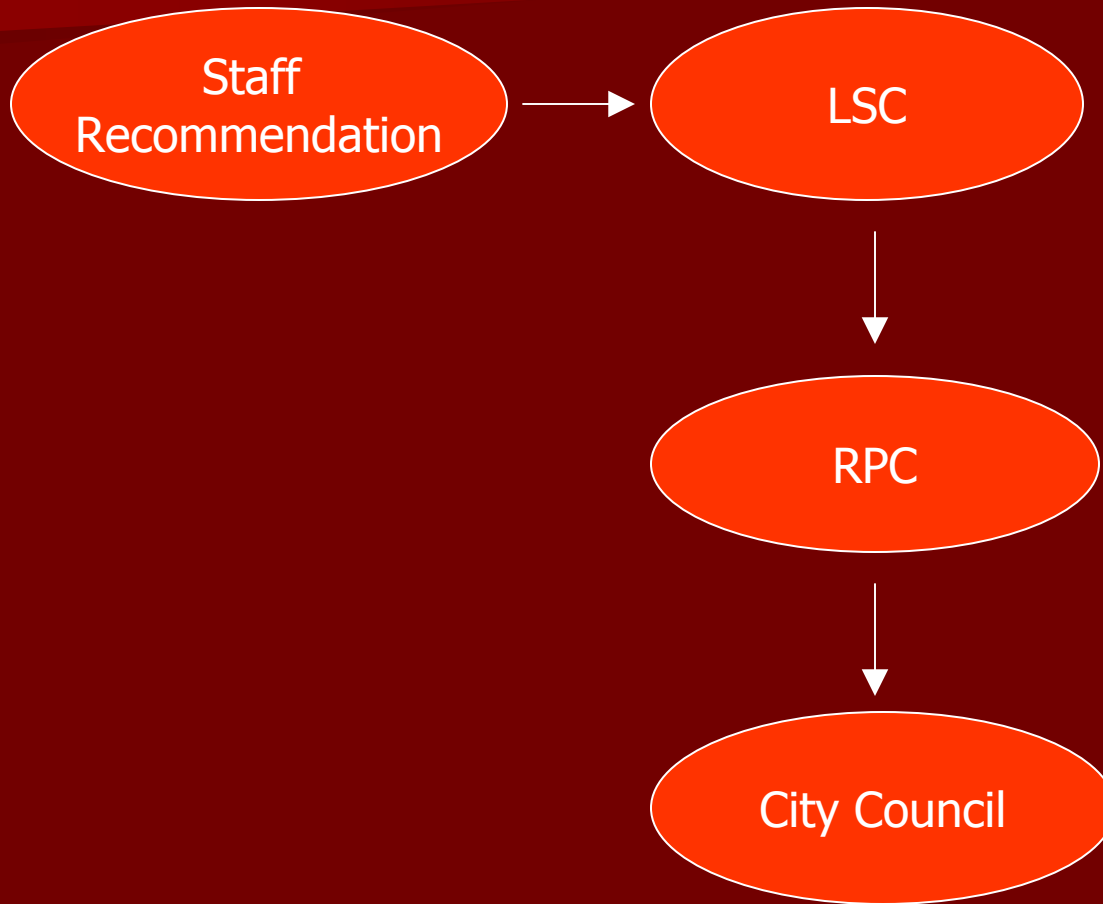


Archaeological Potential





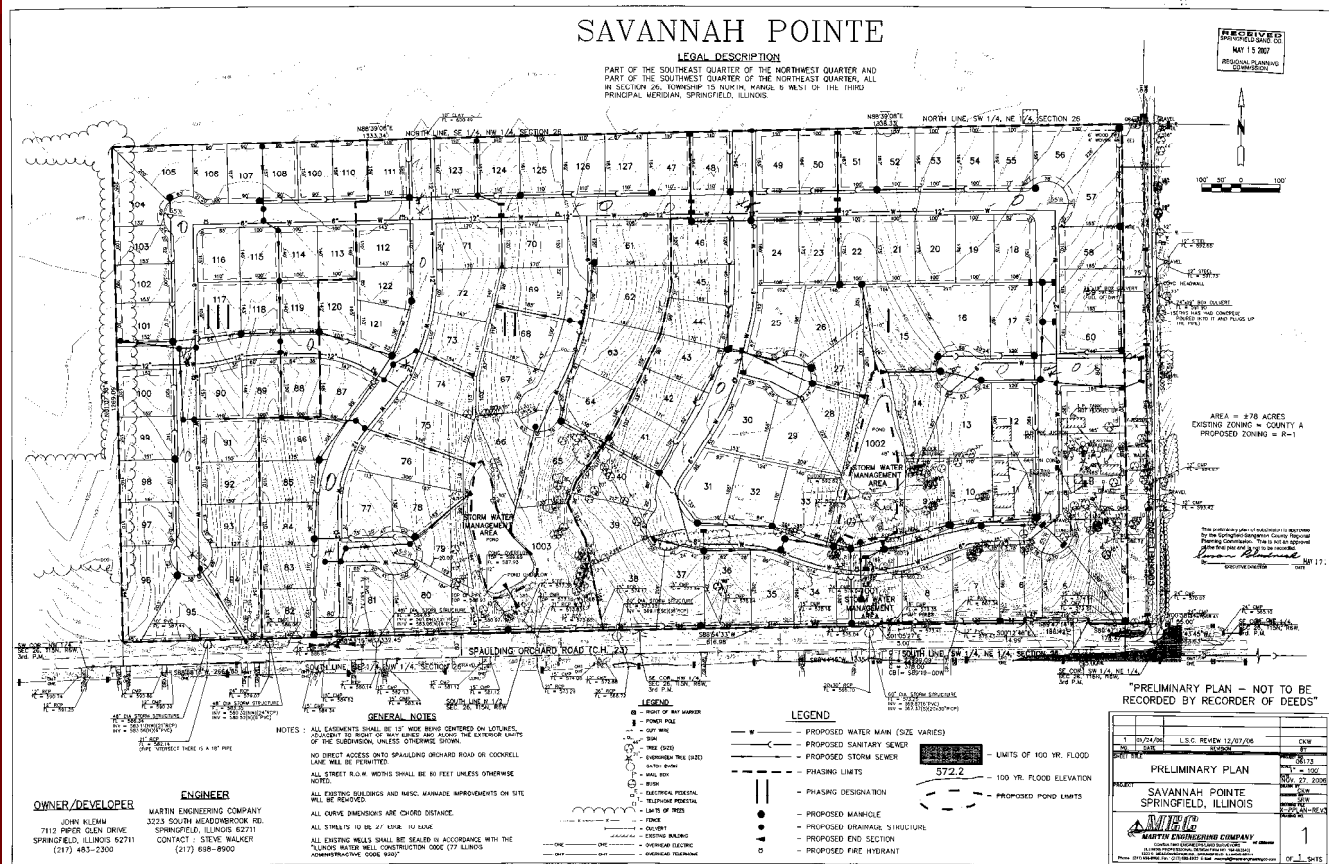
# Location and Sketch Map



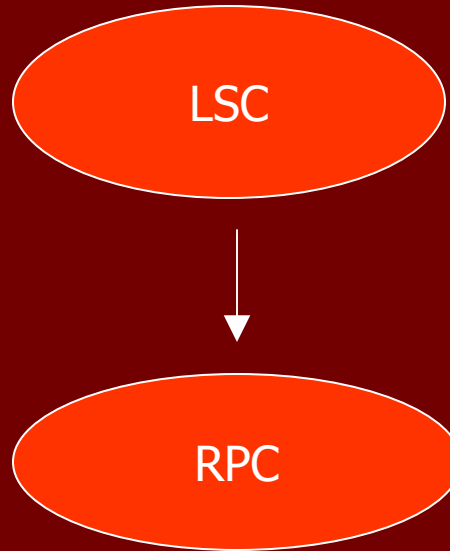
# Preliminary Plan

- The preliminary plan is intended to provide a detailed layout of the proposed subdivision showing the location of public improvements, lots, drainage and open areas
- The preliminary plan shall be consistent with the current zoning district classification of the property

# Preliminary Plan

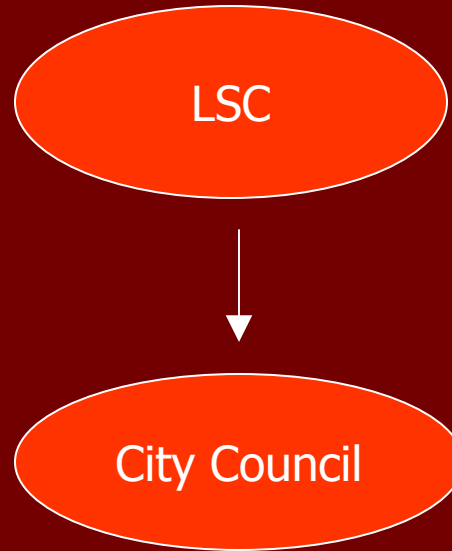


# Preliminary Plan





# Final Plat



# Large Scale Development

- Large Scale Development – A form of land subdivision which involves the development of any residential, office, commercial, industrial or mobile home development which proposes to contain more than one principal building to be developed on more than 1/2 acre of land or any one development consisting of more than 5 acres, regardless of the number of structures.



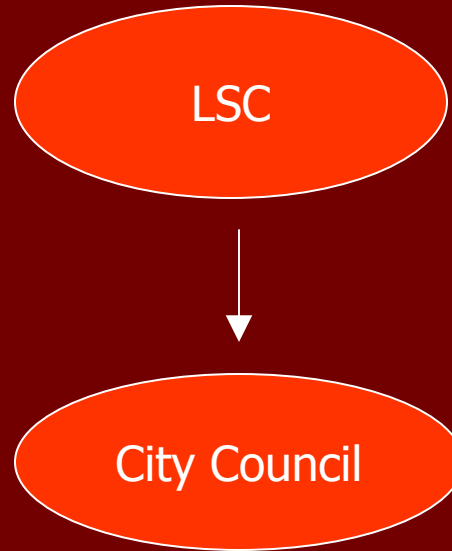
# Large Scale Development

- Intended to provide a detailed layout of buildings, utilities, other improvements and construction details to insure that the city's public health and safety standards and subdivision and zoning requirements are met

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# Large Scale Development



Questions?